

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Mr. Bharath chandrase		
Villa/ Flat No.	B-106		
Sl.No	Description	Amount	
1	Total extra Charges	29,328	
2	Total refundable amount	6,728	
3	Net amount to be charges (if any)	-	
4	Net amount to be refunded (if any)	22,600/-	
Remarks : All works completed.			
Approved by Project Manager	Approved by Design Team	Approved by MD	
Date	Date	Date	
Sign:	Sign:	Sign:	

APPROVED BY
 27 FEB 2023
 M. RAN PRASAD

Note: 1. Enclose measurement & estimate sheet. 2. Send scanned copy by email to plans@modiproperties.com & CR. 3. Maintain originals in A/c of customers at site.

[illegible]

ESTIMATE SHEET									
Company Name:		MRMallapur LLP						Approved by:	Ramprasad
Project:		Gulmohar Residency						Sign:	
Work Description:		Extra Specs B-106							
Contractor:		Sharath Chandra							
Prepared By		K.Srikanth							
Date:		08-01-2023							

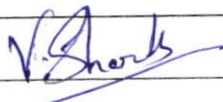
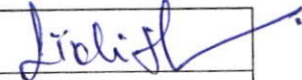
GULMOHAR RESIDENCY

Sy. No. 19, Mallapur Village, Uppal, Hyderabad.
Owned & Developed by: M/s. Modi Realty Mallapur LLP.
Head office; 5-4-187/3&4 M G Road Secunderabad.

Details of Additions & Alterations

Flat No	106	Block no.	B
Flat Area	1660 sft	Type	Deluxe / Luxury
Buyer Name	Mr. V Sharath Chandra		
Phone No.	9642325569	Email	vsharath999@gmail.com

I hereby confirm that I have given the details of the minor additions and alterations that are required in the above referred flat in the pages attached herein. Please complete the changes suggested by me. I agree to pay the charges, if any, for the additions and alterations that I have asked you to make, as per the rates suggested by you. I shall deliver all the materials that are required to be provided by me at the site on or before _____. In case I fail to deliver these items to the site by the specified date, you may complete the works in the flat as per the standard items provided by you.

Buyers sign		Engg. Sign	
Date:		Date	

Note:

1. Colour shades of paints may vary from batch to batch & company to company. The Builder will not take responsibility of quality of work for dark shades especially green & blue.
2. Shade / colour of natural material like marble and granite can't be guaranteed and may vary from lot to lot. Cracks like appearance in marble is a natural feature and Builder shall not be responsible for repairs or replacement.
3. Availability of bathroom or flooring tiles of the same type /colour/make cannot be guaranteed and closest possible type/colour/make may be used in its place.
4. No further change shall be permitted from this day.
5. Please sign on all pages.


Buyers Sign:


Engg. Sign

Date: 23/11/20

106
Completed

Choice of colours:

①. Same as per model flat B-104

Changes in flooring:

①. ~~Regal Beige~~ ^{Natural} - L - All Bed rooms ✓

②. ~~Earth~~ ^{Regal} Beige - D - Liv/Din/Draw -

V. Shree
23/11/20

• Bath room same as MT - Ultraspinkle
B-105 C.T - Luna:

③ Kitchen same as model flat.

Buyers sign:

Engg. Sign:

Date:

Changes in electrical points: (mark on plan)

Choice of Bathroom tiles, CP fittings & Sanitary ware:

① PVC false ceiling by contractor.

Buyers sign:

Engg. Sign:

Date:

Changes in kitchen platform: (mark on plan)

Other Changes:

✓ ① Partition wall to be removed.

~~② Pooja room ^{not} required (Hood)~~

✓ ③ Utility - Braucher plan (As per model flat).
~~④ wall removal~~

~~⑤ Dressing 2" same as beam alignment.~~

~~⑥ Main door shifting to be done.~~

~~⑦ beam alignment to be done in C.B.R.~~

✓ ⑧ Luxury flat to Delux Flat.

Buyers sign:

Engg. Sign:

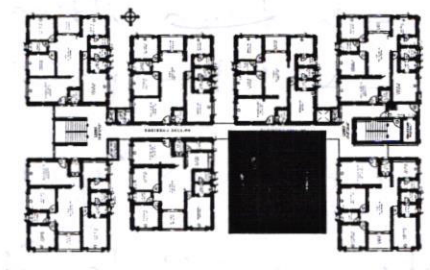
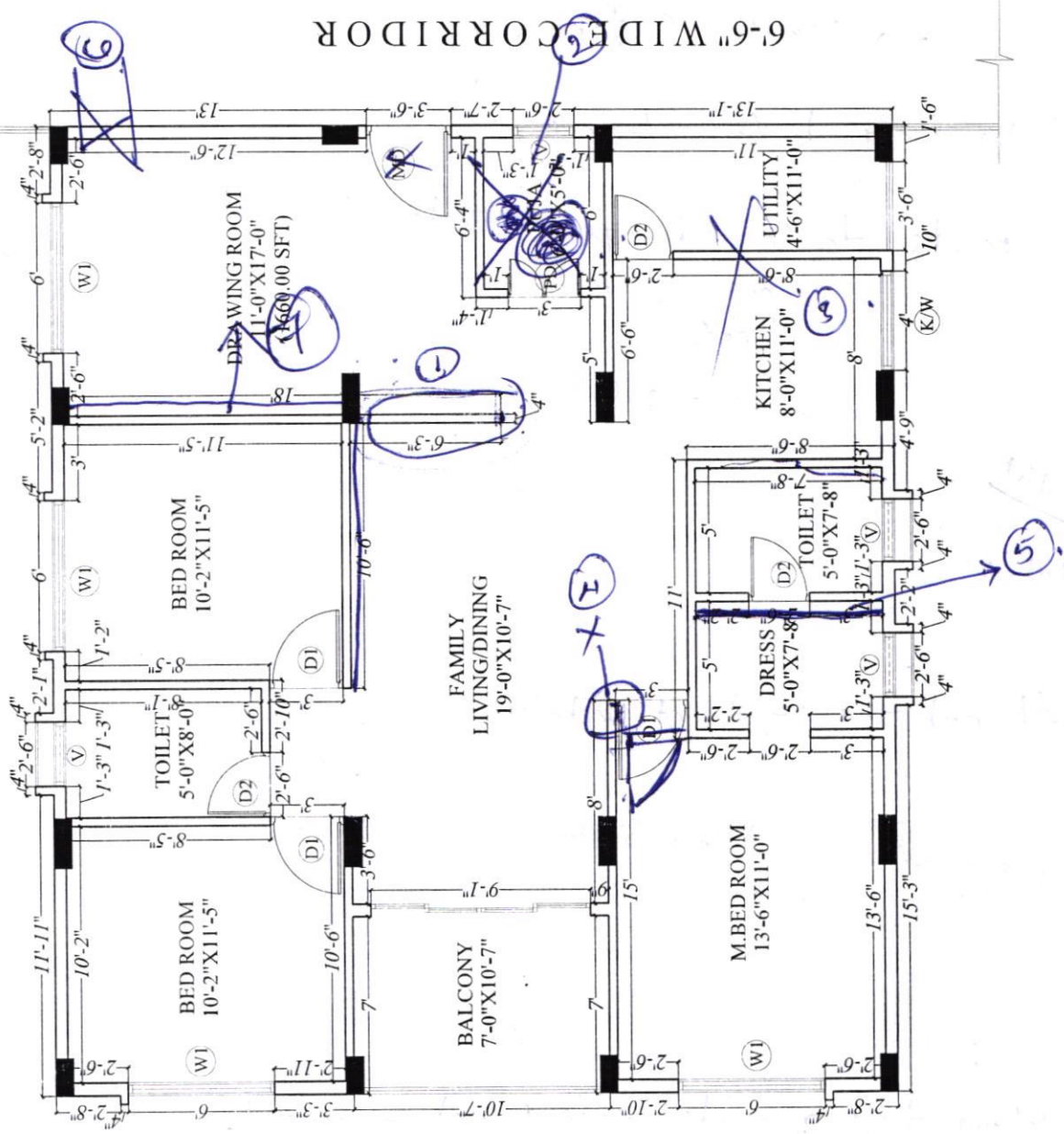
Date:

V. Shree
23/11/20

V. Shree
12/07/21

Fixed
@king

12/07/21



Signature

23/11/20

Description	Direction	Owners & Developers :	Date :	21.05.2020	Promoted by
		Modi Reality Mallapur LLP	Prepared By :	Jayapradha	Modi Properties Pvt Ltd
		Project Name & Phase :	Approved By :	Soham Modi	
		Gulmohar Residency	Scale :	N.T.S	Phone: +91-40-66335551

21/11/21

- ① Liv/Din Hall. /kitchen → Regal Kasper Inspira Cassara ✓
- ② 2 bed rooms → ~~Urbanwood~~ Natural Inspira Cassara ✓
- ③ C.T → ~~Super Ultra Sprinkle~~ By customer. ✓
- ④ M.T → ~~Ultra Sprinkle~~
- ⑤ Kitchen dado → By customer
- ⑥ Utility → 1 white (dado)
→ black (flooring)
- ⑦ Utility door to be change.
- ⑧ A/c points to be change as mentioned in drawing.

Shank Chandra

(M) 9642325569

Mentally
21/11/21

- ⑨ Lott not required. at kitchen.

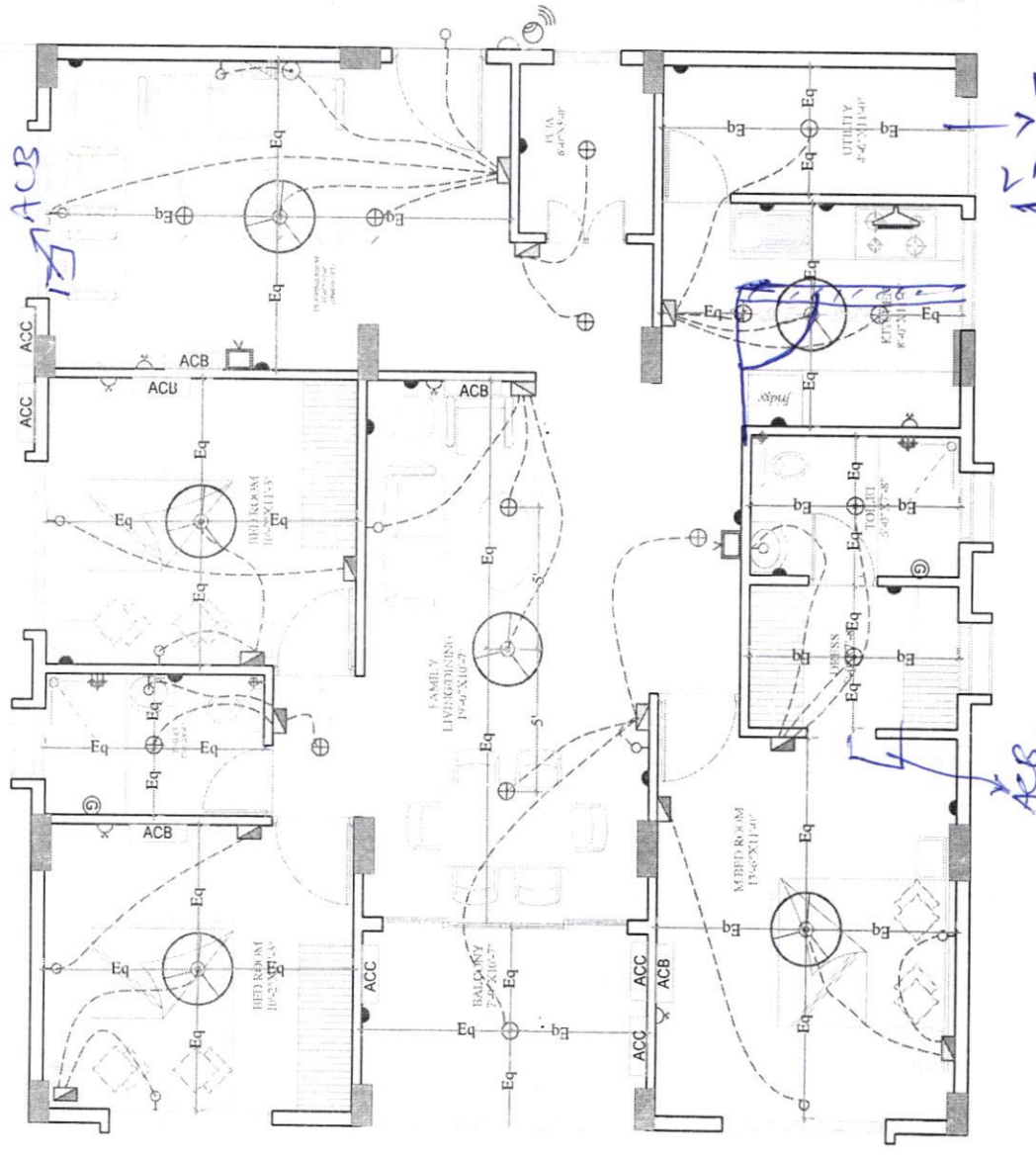
Note: Please contact me before starting
your work in the flat B 106

V. Shank Chandra
22/11/21

Shank Chandra
22/11/21

(M) 9642325569

- ⑩ Main door granite beading not required.

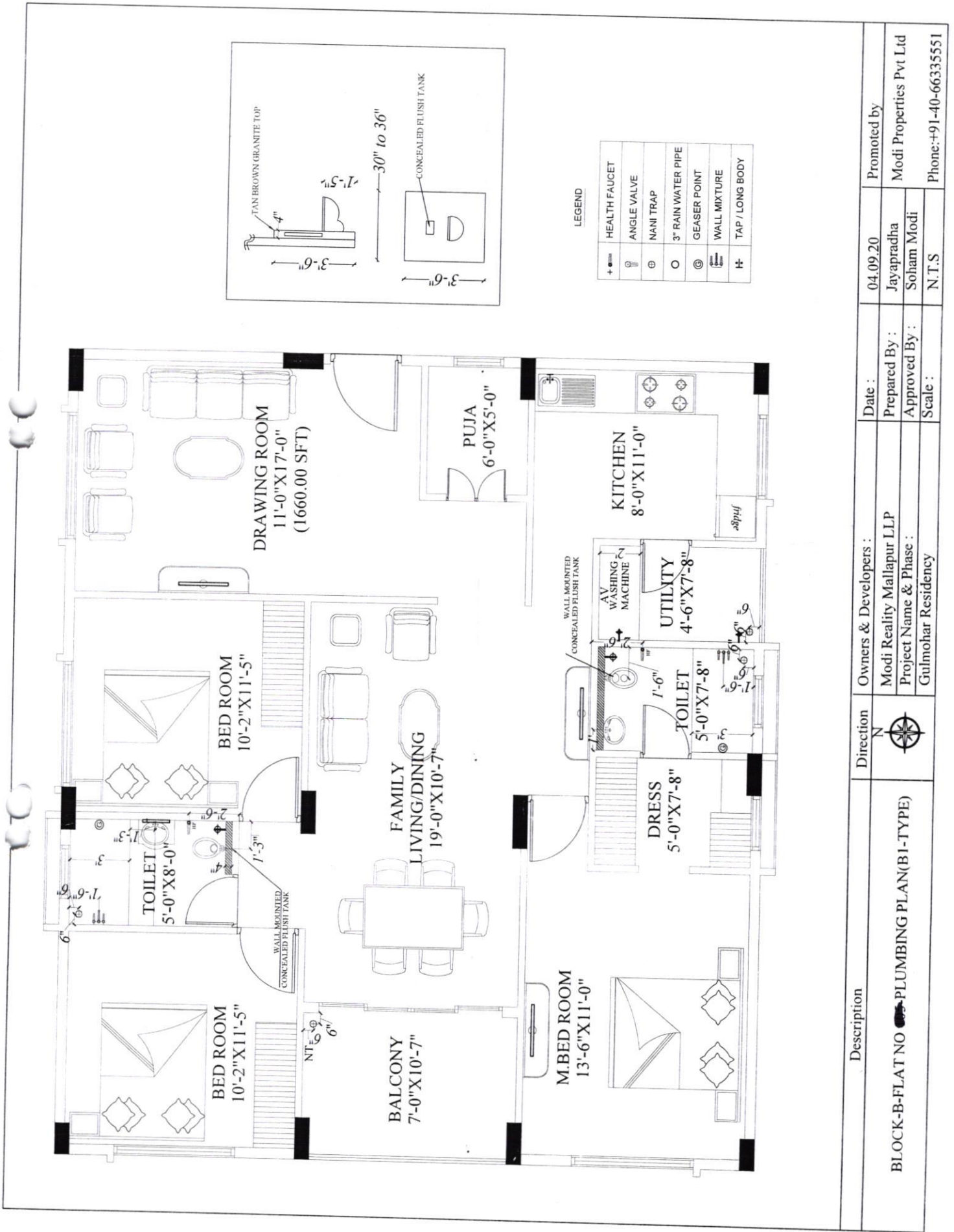


LEGEND:-

S.NO	ITEM	SYMBOL	HEIGHTS from FFL
1.	Distribution Board & Change over		7' TO 7'6"
2.	Switch board		4' OR 4'6"
3.	Wall point/Bracket light		7'3" TO 7'6"
4.	5 amps plug point		2'
5.	Ceiling fan		8'6" OR 7'6"
6.	Exhaust fan		7'2"
7.	15 amps plug point		2' OR 3'6" OR 7'6"
8.	Television point		3'
9.	Telephone point		2'
10.	Calling Bell		4'6"
11.	Bed Push		6'
12.	Ceiling light		7'6"
13.	Wall Camera		7' TO 7'6"
14.	AC Compressor		7' TO 7'6"
15.	AC Blower		7' TO 7'6"
16.	Switch board with SA		4' TO 6'6"
17.	point		

Note :- Switch boards next to bed side must be @ 36" from center of bed.

Description	Owners & Developers :	Date :	Promoted by :
	Modi Reality Mallapur LLP	Prepared By : Jayapradha	Modi Properties Pvt Ltd
	Project Name & Phase :	Approved By : Soham Modi	
	Gulmohar Residency	Scale :	N.T.S
Direction			
N			
			
B-BLOCK-ELECTRICAL PLAN - FLATS NO 6-B2 TYPE			



Description

BLOCK-B-FLAT NO PLUMBING PLAN(B1-TYPE)

Direction



Owners & Developers :

Modi Reality Mallapur LLP

Project Name & Phase :

Gulmohar Residency

Date :

04.09.20

Promoted by

Prepared By :

Jayapradha

Modi Properties Pvt Ltd

Approved By :

Soham Modi

Scale :

N.T.S

Phone:+91-40-66335551



Site Office : Sy. No. 19
Mallapur, Hyderabad - 500 076.
☎ +91 91210 21718 ✉ gmr@modiproperties.com
Developed by: Modi Realty Mallapur LLP



**MODI
PROPERTIES**

Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40663 35551,
✉ info@modiproperties.com www.modiproperties.com

Specifications

Deluxe flat:

Structure	:	RCC.
Walls	:	4"/6" solid cement blocks.
External painting	:	Exterior emulsion.
Internal painting	:	Smooth finish with OBD.
Flooring	:	2' x 2' vitrified tiles.
Door frames	:	Wood (non-teak)/WPC.
Main door	:	Polished panel door.
Other doors	:	Painted panel doors.
Electrical	:	Copper wiring with modular switches.
Windows	:	Powder coated aluminum sliding windows with grills.
Bathrooms	:	Branded ceramic tiles – 4 / 7 ft height.
Plumbing	:	CPVC & PVC pipes.
Sanitary	:	Cera / Hindware or equivalent brand.
CP fittings	:	Branded quarter turn ceramic disc type.
Kitchen platform	:	Granite slab with 2 ft dado and SS sink.

Luxury flat (deluxe flat with following alterations):

False ceiling	:	Designer false ceiling in drawing & dining.
False ceiling	:	Choice of 2 designs for drawing and dining rooms.
Bathrooms	:	Glass partition for shower.
Kitchen	:	Modular kitchen of specified design with hob, chimney and designer sink.

Note:

1. Choice of 2 colors for interior painting, Western / Anglo-Indian W C and 2 or 3 combinations of bathroom tiles shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.
8. Design and make of furniture, furnishings, modular kitchen, etc. shall be at the sole discretion of the Builder and subject to change from time to time without prior notice.
9. Specifications / plans subject to change without prior notice.



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PRICING & PAYMENT TERMS

Block	A, B, C & F	G
Rate for Deluxe Apartment	Rs. 4,499/- per sft	Rs. 4,549/- per sft
Rate for Luxury Apartment	Rs. 4,599/- per sft	Rs. 4,649/- per sft
Amenities charges		Rs. 2,50,000/-
Car parking charges		Rs. 2,00,000/-
Water, electricity & generator backup charges		Rs. 75,000/-

Price (in Rs. Lakhs)

Flat Type	Area (sft)	A, B, C & F Block Deluxe Flat	A, B, C & F Block Luxury Flat	G Block Deluxe Flat	G Block Luxury Flat
3 bedroom	1,360	66.44	67.80	67.12	68.48
3 bedroom	1,660	79.93	81.59	80.76	82.42

Scheduled date of completion (from date of signing agreement)

Block No.	A & B	C, G & F
Date	15 months	24 months

Payment Terms

Booking amount	Rs. 25,000/- on booking
I Installment	Rs. 2,00,000/- within 15 days of booking
II Installment	15% of sale consideration to be paid within 30 days.
III Installment* - 10% of balance amount	Within 7 days of completing plinth beams.
IV Installment* - 40% of balance amount	Within 7 days of completing slab
V Installment* - 30% of balance amount	Within 7 days of completing brick work and internal plastering
VI Installment* - 20% of balance amount	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint.
VII Installment	On completion/ possession - Rs. 2,00,000/-

Terms & Conditions:

- Offer valid upto 30th November, 2020.
- Corpus fund Rs. 30,000/-.
- GST, Stamp duty & registration charges extra.
- * Installments III, IV, V, VI shall be for the balance sale consideration after deducting booking amount & other installments.

[PPT 125]

For further details or site visit contact:

Mr. Praveen Pathak, Sr. Sales Manager

+91 96182 47247

Mr. Murali Krishna, Sr, Sales Executive

+91 97010 87656

Mrs. Rani, Sr. Sales Executive

+91 94924 27519

12/07/
01/8/